

Sec. 3.15 Comprehensive land use regulation matrix.**Exhibit A**

TABLE 3-A

Uses Permitted by Right and Conditional Uses ¹**X = Use by right.****C = Conditional use permit required.**

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD²	STCOD³	OS	MH	LI	146-S	146-M
<i>Residential Uses</i>																
Apartments				X												
Assisted Living Facilities				X	C	C										
Condominium				X				C	C							
Duplex				X								X				
Group homes	X	X	X	X												
Manufactured home / manufactured home park													X			
Single-family detached residence	X	X	X	X								X	X			
Townhouse				X					C							
Zero lot line homes			X	X												
<i>Non-Residential Uses</i>																
Accessory building/uses (all uses must be allowed per the zone)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Alterations, clothing					X	X	X	X	X		X	X		X	X	X
Ambulance service						X	X							X	X	X
Animal training schools						X	X							X	X	X
Appliance dealers / rental						X	X	X	X		X	X		X	X	X
Auction house						C	X					X		X	C	C
Auto body repair / painting							X							X		
Auto dealers							X							X		
Auto repair/detailing						X	X							X	X	X
Auto rental & leasing						X	X	C	C					X	X	X
Auto wrecker service							X							X		
Bakers, wholesale							X							X		
Banks or financial services					X	X	X	X	C		X	C		X	X	X
Banquet hall					C	X	X	X	C			C			X	X
Barbers / beauty salons /day spa					X	X	X	X	X	X	X	X		X	X	X
Bars						C	C	C	C	C	C			C	C	C
Bed & breakfast				C	X	X	X	X	X	X		X		X	C	C
Bingo parlor						C	C	C	C					C	C	C
Boat engine repair & service						C	X	C	X					X		
Boat hull repair & construction						C	X	C	X					X		

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Quick lube/oil change						X	X				X			X	X	X
Radio/television transmission tower (commercial)									C					X	C	C
Recreational vehicle park														C		
Recreational vehicle sales, rental & repair							X							X	C	C
Recycling center														C		
Rental service store (no heavy equipment)						X	X							X	X	X
Rental, trucks & heavy equipment							X							X	C	C
Restaurant equipment & supplies						X	X							X	X	X
Restaurants—					C	X	X	X	X	X	X	X	—	X	X	X
<u>Restaurants, Full Service</u>					<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>X</u>	<u>X</u>	<u>X</u>
Restaurants, Fast Food					C	X	X	C	C	C	X			X	X	X
Retail, heavy						X	X	X	X		X			X	X	X
Retail, light					X	X	X	X	X	X	X	X		X	X	X
Sailmakers					X	X	X	X	X			C		X	C	C
Sexually oriented business														X		
Shipyard								X	X					X		
Signs, manufacturing							X								C	C
Skating rinks						C	X		X					X	X	X
Small engine repair						X	X							X	C	C
Smoke & head shop							X							X		
Sports and recreational arenas									C					X		
Stables	C													X		
Storage, auto; inside							X							X		
Storage, auto; outside							C									
Storage, boat; inside							X	X	X					X		
Storage, boat; outside							X		X					X		
Storage, recreational vehicle; inside							X	X	X					X		
Storage, recreational vehicle; outside							X		X					X		
Swimming pool & spa sales & supplies					C	X	X	C			X			X	X	X
Tattoo Parlor						C	X							X		
Tele-video production						X	X	X	X		X			X	X	X
Theatre					C	X	X	X	X	X				X	X	X
Tire dealers and service						X	X							X	X	X
Trucking company														X		
Upholstery shop					C	X	X	X	X			C		X	C	C
Veterinarians & animal hospitals (no outside kennels)					C	X	X	X	X		X			X	X	X
Veterinarians (with outside kennels)							X							X		
Warehouse														X		
Warehouses, offices & mini							X		X					X	C	C

Land Use Activity	R-LD	R-1	R-2	R-3	C-1	C-2	C-3	WAD	MMU	POD ²	STCOD ³	OS	MH	LI	146-S	146-M
Woodwork shops						X	X	X	X			C		X		
Yacht/sailing club								X	X			X				

- ¹ A property is prohibited from having an accessory use/structure without the presence of a principal use/structure.
- ² Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.15. The Point Overlay District Regulations, 4.15.04. Uses.
- ³ Please reference Seabrook Code of Ordinances, Appendix A, Comprehensive Zoning, Section 4.16. Seabrook Town Center Overlay District Regulations, 4.16.04. Uses.